

LOTS 8, 9, 10 & 11 ROLLING ACRES
426-40,433, 774-85, 791-1699, 80

BLUES BROTHERS TRUST
272 SW CLEWISTON CT
FORT WHITE, FL 32038

2026

29-6S-16-03970-010

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	03	03
DOR CODE	0200MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	29616.010	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,440	100
UOP	68	25
UOP	216	25
UOP	714	25
TOTALS	2,438	1,689
TOTALS		39,732

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,689	98.0100	58.81	99,330	1984	1984	0	0	0	60.00	40.00	
1 MOBILE HME 100% - 1997 Heated Area: 1440 HX Base Yr 1997													
272 SW CLEWISTON CT, FORT WHITE													
BLD DATE: 1996, XF DATE: 1996, INC DATE: 2008, LGL DATE: 05/13/2024, LAND DATE: 05/13/2024, AG DATE: 05/13/2024, MLU: MLU													

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996
2	0166	CONC,PAVMT	0	100	10	13	130.00	UT	2.00	2.00	100	1996	1996
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100		
4	0294	SHED WOOD/	0	100	12	20	240.00	UT	7.50	7.50	70	1996	1996
5	0251	LEAN TO W/	0	100	10	20	200.00	UT	3.00	3.00	70	1996	1996
6	0030	BARN,MT	0	0	25	31	775.00	UT	10.00	10.00	70	1996	1996
7	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	0102	C	SFR/MH	100		A-1	0.00	0.00	1.08	AC		1.00	1.00
2	0000	C	VAC RES	100		00	0.00	0.00	2.16	AC		1.00	1.00
3	0000	C	VAC RES	100		A-1	0.00	0.00	1.08	AC		1.00	1.00

REVIEW DATE	12/02/2024	BY	SYS	Total Acres:	4.32	Total Land Value:	43,200	Market:	0	Agricultural:	0	Common:	43,200
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COLUMBIA COUNTY PROPERTY													
VALUATION SUMMARY													
VALUATION BY										STANDARD			
Tax Group: 3										Tax Dist:			
BUILDING MARKET VALUE										39,732			
TOTAL MARKET OB/XF VALUE										15,885			
TOTAL LAND VALUE - MARKET										43,200			
TOTAL MARKET VALUE										98,817			
SOH/AGL Deduction										35,321			
ASSESSED VALUE										63,496			
TOTAL EXEMPTION VALUE										HX HB 33,071			
BASE TAXABLE VALUE										30,425			
TOTAL JUST VALUE										98,817			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										98,817			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048568	Electrical Servic	0	11/02/2023
11470	M H	125	08/01/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1371/0791	9/20/2018	QC	U	V	11	100	
GRANTOR: TODD PLUNSK							
GRANTEE: BLUES BROTHERS TRUS							
1371/0789	9/20/2018	QC	U	I	11	100	
GRANTOR: TODD PLUNSK							
GRANTEE: BLUES BROTHERS TRUS							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W40 UOP= N4 W17 S4 E17\$ W20 S24 E29 UOP= S18 UOP= S12 E31 N30 W19 S18 W12\$ E12 N18 W12\$ E31 N24\$.													